134.0	0005	0013.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	992,000 /	992,000
					USE VALUE:	992,000 /	992,000
					ASSESSED:	992,000 /	992,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		MENOTOMY ROCKS DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GARDINER WILLIAM J & PAULINE G	
Owner 2:	TRS/ WILLIAM J GARDINER REVOCA	
Owner 3:	TRUST	
Street 1:	11 MENOTOMY ROCKS DRIVE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	GARDINER PAULINE G--ETAL -
Owner 2:	GARDINER WILLIAM J -
Street 1:	11 MENOTOMY ROCKS DRIVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1967, having primarily Wood Shingle Exterior and 2646 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8827.000	444,200		547,800	992,000
Total Card	0.203	444,200		547,800	992,000
Total Parcel	0.203	444,200		547,800	992,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 374.91 | /Parcel: 374.91

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	86506
GIS Ref	
GIS Ref	
Insp Date	01/13/17

!10472!

PREVIOUS ASSESSMENT

Parcel ID: 134.0-0005-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	444,200	0	8,827.	547,800	992,000		Year end	12/23/2021
2021	101	FV	428,500	0	8,827.	547,800	976,300		Year End Roll	12/10/2020
2020	101	FV	428,400	0	8,827.	547,800	976,200	976,200	Year End Roll	12/18/2019
2019	101	FV	338,300	0	8,827.	513,600	851,900	851,900	Year End Roll	1/3/2019
2018	101	FV	338,300	0	8,827.	424,600	762,900	762,900	Year End Roll	12/20/2017
2017	101	FV	338,300	0	8,827.	390,300	728,600	728,600	Year End Roll	1/3/2017
2016	101	FV	338,300	0	8,827.	356,100	694,400	694,400	Year End	1/4/2016
2015	101	FV	333,400	0	8,827.	349,300	682,700	682,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:46:01

LAST REV

Date	Time
04/15/20	09:07:56
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10472

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARDINER PAULIN	74346-135	1	3/25/2020	Convenience	1	No	No		
	20216-534		11/1/1989		270,000	No	No		Y

USER DEFINED

Prior Id # 1:	86506
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2016	339	Window/S	36,132	C				siding trim gutter
5/4/2011	389	Redo Bat	34,250	C				REDO 1 FBTH & 1 3/
1/13/2006	30	Redo Kit	35,000	C		G8	GR FY08	
9/23/1993	473	Manual	2,000	C				REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
1/13/2017	Measured	DGM	D Mann
1/13/2017	Permit Visit	DGM	D Mann
11/18/2008	Meas/Inspect	355	PATRIOT
12/9/1999	Inspected	263	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	256	PATRIOT
7/16/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8827		Sq. Ft.	Site		0	80.	0.78	9									547,846						547,800	

Total AC/HA:	0.20264	Total SF/SM:	8827	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	547,846	Spl Credit		Total:	547,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	30	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.34444439
Const Adj.:	1.01909006
Adj $ / SQ:	137.011
Other Features:	118500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	465614
Depreciation:	21418
Depreciated Total:	444195

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

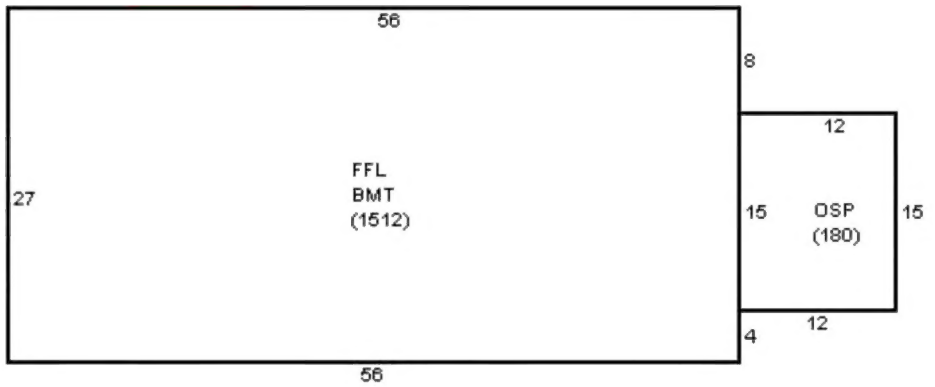
No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	150.71
Special Features:	0	Val/Su Net:	138.64
Final Total:	444200	Val/Su SzAd	293.78

SKETCH



7

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,512	61.140	92,445
FFL	First Floor	1,512	137.010	207,161
OSP	Screen Porch	180	28.770	5,179
Net Sketched Area:		3,204	Total:	304,785
Size Ad	1512	Gross Area	3204	FinArea 2646

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

134.0-0005-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	